

Minutes of Special and Regular Meeting of June 26, 2018

One Twin Pines Lane, Third Floor Conference Room, Belmont, California, and
Cambria Hotel Ft Collins, 2921 East Harmony Road, Fort Collins, CO (Councilmember Stone)

SPECIAL MEETING (Third Floor Conference Room)

CLOSED SESSION 6:30 P.M.

Conference With Labor Negotiators (Govt Code Section 54957.6)

AFSCME Local 829, Council 57, Belmont Firefighters Association, International
Association of Firefighters Local 2400, and Belmont Fire Management Unit. Agency
designated representatives: Greg Scoles, City Manager and District Manager

Attended by: Councilmembers Mates, Stone (via telephone), Hurt, Kim. Councilmember
Lieberman was absent.

Terri Cook
City Clerk

ADJOURNMENT at this time, being 6:50 P.M.

REGULAR MEETING

CALL TO ORDER 7:00 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Mates, Hurt, Stone (via teleconference), Hurt, Kim

COUNCILMEMBERS ABSENT: Lieberman

PLEDGE OF ALLEGIANCE

Led by Judith Greig, President, Notre Dame de Namur University (NDNU)

REPORT FROM CLOSED SESSION

City Attorney Rennie stated there were no reportable actions from the Closed Session held earlier.

SPECIAL PRESENTATIONS

Proclamation Honoring the 150th Anniversary of Notre Dame de Namur University and Ralston Hall

Mayor Kim presented the Proclamation.

Judith Greig, President, Notre Dame de Namur University, thanked the City of Belmont for the
recognition. She pointed out that NDNU is the only university in San Mateo County. She provided
a brief history of the institution.

Presentation by the Chamber of Commerce on the Water Dog Run (October 13, 2018)

Stephanie Davies, Belmont resident, described the run and race details. She outlined the need for

sponsors, volunteers, and community participation.

Introduction of New Poet Laureate

Parks and Recreation Director Shearer introduced Jackie Rigoni, the City of Belmont's new Poet Laureate.

Jackie Rigoni, Poet Laureate, read an excerpt from former City Clerk and Poet Laureate Jim McLaughlin's poem "Belmont". She noted it is uncommon for small city to have a poet laureate. She explained that a Laureate is an ambassador for the poetry community. She shared a personal poem.

RECESS: 7:40 P.M.

RECONVENE: 7:45 P.M.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Mary Morrissey Parden, Belmont Chamber of Commerce, announced upcoming ribbon cutting events for the new 76 Station/7-11, and Autobahn Motors.

Kevin Burke, Belmont resident, spoke regarding gas tax repeal that will appear on the November ballot.

Fr. Michael Arase-Barham, Vicar, Good Shepherd Church, invited the public to a bell ringing ceremony on July 4.

Sam Hosmer, Belmont resident, thanked the City Council for the donation to the Belmont Historical Society to acquire 100 years of newspaper clippings.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Hurt announced the upcoming Teen Zone summer nights, as well as a blood drive sponsored by the City of Belmont.

Mayor Kim made the following announcements: 1) the Permit Center will be closed on July 9 in advance of the upcoming remodel of City Hall; 2) the minimum wage is increasing on July 1 in Belmont; 3) applications are being accepted for a Utility box art program; 4) National Night Out will be held on August 7; 5) the City Council meetings in July have been cancelled; 6) the Nomination period for the November City Council race opens in mid-July; and 7) he commended the Public Works Department for managing all of the ongoing street work.

QUESTIONS/COMMENTS REGARDING ITEM ON CONSENT CALENDAR (Resolution Approving a Task Order with Nichols Consulting for the Design of the 2020 Pavement Maintenance Project)

Kevin Burke, Belmont resident, requested consideration for the repair of Old County Road to add bike lanes.

In response to Mayor Kim for clarification regarding the scope of work for this Task Order, Public Works Director Oskoui explained the reason for the lead time to provide for a more robust project.

ITEMS APPROVED ON CONSENT CALENDAR

Resolution 2018-07 ratifying the proposed Appropriations Budget for the Belmont-San Carlos Fire Department for FY 2019 and 2020, which covers the period July 1, 2018 through June 30, 2020

Motion to Receive Monthly Financial Reports

Resolution 2018-056 authorizing the City Manager to execute a task order with Nichols Consulting Engineers, Inc. for the design of the 2020 Pavement Maintenance Project for an amount not to exceed \$309,400 and a 10% contingency

Resolution 2018-057 calling for the election for three Council seats, as well as any potential ballot measures and Resolution 2018-058 approving a contract with the County of San Mateo to render services associated with said election

Ordinance 2018-1132 Increasing Certain City Sewer Service Charges Effective on July 1, 2018 and on July 1, 2019

ACTION: On a motion by Councilmember Hurt, seconded by Councilmember Mates, the Consent Agenda was unanimously approved (4-0, Lieberman absent).

PUBLIC HEARINGS

Protest Hearing for Annual Report for Collection of Sewer Service Fees

Public Works Director Oskoui explained need to hold a hearing regarding the method for collection of the sewer fees. He noted the fees were approved during the Budget process on June 12.

Mayor Kim opened the Public Hearing. City Clerk Cook noted that no protests had been received. Mayor Kim closed the Public Hearing.

ACTION: Councilmember Hurt, seconded by Councilmember Mates, **Resolution 2018-059** approving the annual report for collection on the tax roll of sewer services fees charged to parcels to fund the operation and maintenance of the City's sewer collection system was unanimously approved (4-0, Lieberman absent).

OTHER BUSINESS

Community Outreach and Design Services for the Development of a Twin Pines Park Master Plan

Parks and Recreation Director Shearer noted that action on this item would authorize a contract to begin an effort in the development of a new master plan for Twin Pines Park. She pointed out that the City Council approved moving forward with this project at its priority setting. She clarified that the Parks and Recreation Commission subcommittee was unanimously in favor of the recommended vendor.

Chuck Gardella, Gates + Associates, indicated that his company has always come in within budget.

Councilmember Stone expressed support for improvements in the park, and suggested not making too many changes. He pointed out that many people like the park the way it is.

Councilmember Hurt expressed support for enhancing the park and activating unused areas of the park.

Councilmember Mates expressed support for integration of the park into downtown. She also supports performing outreach to the community.

Mayor Kim expressed support for maintaining the natural feel of park. He pointed out the park provides a transition between downtown and the remainder of community.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, Resolution 2018-059 authorizing the City Manager to enter into an agreement with Gates + Associates for an amount not to exceed \$76,202 and a contingency amount of \$7,620 for community outreach and design services was unanimously approved (4-0, Lieberman absent).

Hotel Guest Tax Measure

Finance Director Fil reviewed the current transient occupancy tax rate (TOT) of other cities in San Mateo County. He noted that a poll of voters was conducted which resulted in strong support for increasing the tax. He explained that the Council subcommittee recommended moving forward with this matter for the November ballot. He provided details regarding the tax, including estimated revenues. He noted the tax remains local and cannot be taken by the State. He pointed out that a public outreach effort is under way.

Mary Morrissey Parden, Belmont Chamber of Commerce, stated there has not been much discussion with motel/hotel owners. She suggested considering restricting some revenues from the tax for economic development to hotels/motels.

Adele della Santina, Belmont resident, stated that the City Council discussed this issue a few years ago. She spoke regarding the business decision to select cheapest rate when comparing hotels. She noted this will have an impact on business.

Mayor Kim described the subcommittee's discussion on this matter. He noted that residents supported infrastructure through the passage of Measure I, and that other cities are looking to increase their TOT, some higher than neighboring cities. He pointed out that the hospitality industry could contribute its fair share.

In response to Councilmember Hurt, Finance Director Fil noted that some monies have been set aside for future expenditures for economic development. He cited the existing agreement with

HDL consultants for market analyses.

In response to Councilmember Stone, City Attorney Rennie confirmed that earmarking the tax revenue for a specific purpose requires a two-thirds passage rate. He also confirmed that the tax would apply to short term rentals and AIRBNB's.

Councilmember Mates expressed support for reaching out to hotel/motel owners, but noted that input should not be a factor in putting this measure on the ballot. She stated if funds are not earmarked in the ballot measure, she could support earmarking funds for economic development. She pointed out that other cities are likely to increase their TOT rates.

Councilmember Stone expressed support for future allocation of funds to economic development. He pointed out that people do not use TOT as a factor for choosing a hotel. He noted that the economy drives low vacancy rates, and location drives the decision for choosing a hotel. He pointed to the need to identify new revenue sources. He stated he would have supported a higher increase than what is being proposed.

Councilmember Hurt noted that the TOT rate has not changed in 40 years, and that other cities are likely to increase their rates. She expressed the need to diversify revenue. She supports reaching out to key stakeholders.

Mayor Kim noted that cities cannot count on federal or state monies, and that local revenue sources are important and a way for the community to invest in the local community. He would like to put businesses at a competitive advantage. He concurs that TOT is not a factor in hotel choice. He stated this would provide value to the hospitality industry.

ACTION: On a motion by Councilmember Hurt, seconded by Councilmember Mates Resolution 2018-061 calling a Municipal Election on a measure increasing the Hotel Room Tax by setting the rate at 12% of the rent paid by the guest was unanimously approved (4-0 Lieberman absent).

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, and unanimously approved (4-0 Lieberman absent) to designate Mayor Kim and Councilmember Lieberman to prepare the written argument in favor of the measure as provided in the resolution.

Amendment to the Non-Binding Term Sheet and Extension of Exclusive Negotiating Agreement for Firehouse Square

City Manager Scoles noted that a three-month extension to the exclusive negotiating agreement for Firehouse Square was granted in March. He explained that Sares Regis is requesting an additional 90 days to make project more affordable. He noted that they propose to partner with MidPen Housing, and that the total number of units would remain the same.

Jeff Smith, Sares Regis, noted the City's desire for affordability, including on rental property.

Felix Auyeung, MidPen Housing, stated that he is looking forward to exploring the opportunity

to provide affordable housing. He provided affordable housing numbers. He pointed out that Mid-Pen targets a broad range of work force housing.

Mary Morrissey Parden, Belmont Chamber of Commerce, expressed support for the change in the project to provide more affordable housing.

Kevin Burke, Belmont resident, expressed support for increasing in total number of at market units to provide monies for additional BMR (below market rate) units. He recommended reducing parking to help reduce costs.

Adele della Santina, Belmont resident, expressed support for the extension.

City Manager Scoles confirmed that the proposed 66 units would be rentals. He clarified that the project is essentially the same as what has previously been discussed.

Councilmember Hurt expressed support for the extension. She supports affordability across all income levels. She suggested reaching out to the downtown community.

Councilmember Mates expressed support for the extension.

Councilmember Stone noted his previous no vote on extension. He commented regarding the impact of new jobs on housing in San Mateo County. He expressed support for affordability across all levels, and concurs with the need to reach out to neighbors.

Mayor Kim read a statement of support from Councilmember Lieberman.

Mayor Kim expressed support for the partnership with MidPen Housing, and supports delivering same project that has been discussed for many years relative to prevailing wages, size and scope.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, **Resolution 2018-062** approving a 90-day extension to the non-binding term sheet with Belmont Firehouse Square, LLC for the future purchase, sale, and development of Firehouse Square; amending the existing Exclusive Negotiating Agreement to allow for additional affordability in the project; and finding that these approvals are exempt from the California Environmental Quality Act was unanimously approved (4-0, Lieberman absent).

At this time, being 9:20 P.M., Councilmember Stone left the meeting.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Mates provided a Barrett ad-hoc committee update.

Mayor Kim spoke regarding a TOT committee meeting, an economic development committee meeting he attended with Councilmember Lieberman, as well as a C/CAG board meeting.

Verbal report from City Manager

City Manager Scoles described construction projects that will be taking place throughout the summer. He noted that the fire department has a new firefighter in the academy. He announced that the Barrett RFP (request for proposal) has been issued, and that summer camps under way. He pointed out that the utility box art program applications are being accepted. The design process for the Sports Complex has been completed. He noted the start of off-leash dog hours at Barrett.

ADJOURNMENT at this time, being 9:30 P.M.

Terri Cook
City Clerk

Meeting videotaped.